

# Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



# 28312

Fayetteville

## Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	37	19	- 48.6%	89	74	- 16.9%
Pending Sales	14	16	+ 14.3%	55	53	- 3.6%
Closed Sales	15	14	- 6.7%	46	40	- 13.0%
Days on Market Until Sale	57	69	+ 21.1%	48	74	+ 54.2%
Median Sales Price*	\$314,900	<b>\$351,500</b>	+ 11.6%	\$312,450	<b>\$321,000</b>	+ 2.7%
Average Sales Price*	\$315,440	<b>\$384,193</b>	+ 21.8%	\$308,806	<b>\$313,949</b>	+ 1.7%
Percent of List Price Received*	97.6%	<b>99.0%</b>	+ 1.4%	97.9%	<b>97.1%</b>	- 0.8%

## Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	21	4	- 81.0%	96	29	- 69.8%
Pending Sales	8	6	- 25.0%	49	32	- 34.7%
Closed Sales	18	5	- 72.2%	45	30	- 33.3%
Days on Market Until Sale	97	127	+ 30.9%	81	92	+ 13.6%
Median Sales Price*	\$382,900	<b>\$329,995</b>	- 13.8%	\$370,800	<b>\$357,425</b>	- 3.6%
Average Sales Price*	\$385,016	<b>\$403,461</b>	+ 4.8%	\$381,594	<b>\$407,992</b>	+ 6.9%
Percent of List Price Received*	99.5%	<b>100.0%</b>	+ 0.5%	99.8%	<b>100.2%</b>	+ 0.4%

## Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	0	2	--	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	59	--	--	53	10	- 81.1%
Median Sales Price*	\$284,200	--	--	\$283,500	<b>\$236,500</b>	- 16.6%
Average Sales Price*	\$284,200	--	--	\$281,133	<b>\$236,500</b>	- 15.9%
Percent of List Price Received*	99.8%	--	--	98.7%	<b>98.5%</b>	- 0.2%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

